

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA UPDATE
JANUARY 10, 2018**

MEMBERS SWORN IN: Mayor Gary Dorfman - Class 1
Deputy Mayor Nancy Grbelja, Class III
Chris Pepe - Class IV
Stacie M. Curtis - Alt 1

APPROVAL OF MEETING MINUTES: December 7, 2017

PUBLIC COMMENT PORTION: 15-Minute Limit

ELECTION OF OFFICERS:

CHAIRMAN - Mitch Newman
VICE CHAIRMAN - Chris Pepe
SECRETARY - Pam D'Andrea

PROFESSIONALS:

ATTORNEY - Michael B. Steib, Esq. of the Law Offices of Michael B. Steib, P.A.
ENGINEER - Matt Shafai, P.E., P.P. of the Firm of Leon S. Avakian, Inc.
PLANNER - Fred Heyer, P.P., of the Firm Heyer, Gruel & Associates
COURT REPORTER - Angela C. Buonantuono of AB Court Reporting, LLC.

DESIGNATION OF OFFICIAL NEWSPAPERS - the Asbury Park Press and the Times of Trenton

REGULAR MONTHLY MEETING SCHEDULE - Meetings to be held at 7:30 p.m. at the Millstone Municipal Meeting Room located at 215 Millstone Road, Millstone Township, New Jersey as follows:

January 10, 2018	August 8, 2018
February 14, 2018	September 12, 2018
March 14, 2018	October 10, 2018
April 11, 2018	November 14, 2018
May 9, 2018	December 12, 2018
June 13, 2018	January 9, 2019
July 11, 2018	

THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED:

P17-13 33 ASSOCIATES (RIVERSIDE CENTER) – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary and Final Subdivision Approval in Resolution Memorialized 12-10-14 to create nine (9) lots. Applicant returned to the Board on 12-10-16 seeking and receiving a one (1) year extension of time through 12-10-17; Applicant returns to the Board for a second (1) year extension of time through 12-10-18. No Zone Change. The Board granted the one-year extension.

P17-14 33 ASSOCIATES (RIVERSIDE CENTER)- Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom

and 4,000 s.f. administrative offices in Resolution memorialized 12-10-14. Applicant returned to the Board on 12-10-16 seeking and receiving a one (1) year extension of time through 12-10-17; Applicant returns to the Board for a second (1) year extension of time through 12-10-18. No Zone Change. The Board granted the one-year extension.

P16-04 512 ROUTE 33, LLC - Block 22, Lots 7 & 8 - Located at 512 Route 33. Property consists of 9.940 Acres in the Highway Commercial Zoning District. On 12-10-14, Applicant received Minor Subdivision approval to reconfigure two existing lots. Applicant received Preliminary and Final Site Plan approval to construct a 12,740 s.f. retail building and a 3,200 s.f. bank. Variances requested were granted. Applicant sought and received a one-year extension of time for both approvals in Resolution Memorialized 12-14-16. Applicant returns to the Board requesting for a second one-year Extension of Time. The Board granted the one-year extension.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located in the Business Park (BP) Zone Located at Wren Drive. The applicant sought and received checklist completeness submission waivers. The Preliminary and Final Major Site Plan application is deemed complete.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.06, 4.07 Located in the Business Park (BP) Zone Located at Wren Drive. The applicant sought and received checklist completeness submission waivers. The Preliminary and Final Major Site Plan application is deemed complete.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.01, 4.03 Located in the Business Park (BP) Zone Located at Wren Drive. The applicant sought and received checklist completeness submission waivers. The Preliminary and Final Major Site Plan application is deemed complete.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.01, 4.03, Located in the Business Park (BP) Zone Located at Wren Drive. Applicant sought and received Minor Subdivision approval to adjust a lot line. No variances requested .

NEW APPLICATIONS:

P17-15 33 REALTY COMMERCIAL ASSOCIATES - Block 22, Lot 2.03 Located in the Highway Commercial (HC) Zoning District. Located at 514 State Highway 33. Site area consists of 10.05 acres. Applicant seeks Minor Site plan approval to replace existing shopping center sign and add a directional sign to the shopping center. Variances needed for size of directional sign where 8 s.f. is permitted, 15 s.f. is requested; sign location where 15 ft. frontage is permitted, 3 feet is provided. Noticing Required. Deemed Complete 12-14-17. Date of Action 4-12-18.

Board approved the application with conditions.

Z17-16 TS GROUP, LLC.- Block 16, Lot 9.06 Located in the Business Park (BP) Zoning District. Located at 900 Rike Drive. Site area consists of 2.98 acres. Applicant seeks Amended Preliminary and Final Major Site Plan approval to construct a 2,250 s.f. addition to the existing building and construction of a proposed warehouse consisting of 9,600 s.f. Bulk Variance is needed for combined side yard setback where 125 ft. is required and 103.3 ft. is provided. Deemed Complete 12-14-17. Date of Action: 4-21-18. Noticing is required. Board approved the application with conditions.